

ARTICLE 7

"B" BUSINESS DISTRICT

This is a district providing for main street oriented commercial and light industrial uses for a small town, one surrounding rural area, and it is appropriate, for the non-interstate highway traveling public. It provides for those uses normally found in a small town business area, plus other uses, such as warehouses and a variety of light manufacturing uses.

7.001. Scope of Regulations. The regulations set forth in this article, or set forth elsewhere in this resolution when referred to in this article, are the regulations for the "B" Business District.

7.003. Use Regulations. A building or premises shall be used only for the following purposes:

- 1) Any use permitted in the "R" Residential District;
- 2) Banks, stores, shops and personal service establishments;
- 3) Bowling alleys, dance halls or skating rinks;
- 4) Farm implements, sale and repair;
- 5) Farm stores or feed stores, including accessory storage of liquid or solid fertilizer;
- 6) Funeral homes or mortuaries;
- 7) Hotels, motels and lodging houses;
- 8) Hospitals or clinics for animals;
- 9) Laboratories: research, experimental or testing;
- 10) Offices and office buildings;
- 11) Garages, service stations and automobile repair shops or parking lots;
- 12) Theaters, drive-in theaters, assembly halls, restaurants and taverns;
- 13) Truck terminals;
- 14) Wholesale merchandising or storage warehouses;
- 15) General service and repair establishments, including dyeing or cleaning works or laundries, plumbing and heating, printing, painting, upholstering, tinsmithing or appliance repair shops;
- 16) Compounding of cosmetics, toiletries, drugs and pharmaceutical products;
- 17) Manufacture or assembly of boats, bolts, nuts, screws and rivets, ornamental iron products, firearms, electrical appliances, tools, dies, machinery and hardware products, sheet metal products, and vitreous enameled metal products;
- 18) Manufacture or assembly of medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games, and electrical or electronic apparatus;
- 19) Manufacture or storage of food products, including beverage blending or bottling, bakery products, candy manufacture, fruit and vegetable processing and canning, packing and processing of meat and poultry products, but not distilling of beverages or slaughtering of poultry or animals;
- 20) Manufacture of boxes, crates, furniture, baskets and other wood products of a similar nature;
- 21) Generally those light manufacturing uses similar to those listed in items 16 through 20 above which do not create any more danger to health and safety in surrounding areas and which do not create any more offensive noise, vibration, smoke, dust, lint, odors, heat or glare than that which is generally associated with light industries of the type specifically permitted.

7.005. Permitted Special Uses. A building or premises may be used for the following purposes in the "B" Business District if a special permit for such use has been obtained in conformance with the requirements of Article 13.

- a) Expansion of non-conforming use;
- b) Historical preservation;
- c) Any public building erected by any department of a governmental agency;
- d) Private schools, including nursery, pre-kindergarten, kindergarten, play and special schools;
- e) Hospitals, clinics and institutions, including educational, religious and philanthropic institutions; provided, however, that such buildings occupy not over forty (40) percent of the total area of the lot and will not have any serious and depreciating effect upon the value of the surrounding property and provided further, that the buildings shall be set back from all yard lines a distance of not less than one (1) foot for each foot of building height and that adequate off-street parking space will be provided;
- f) Community buildings or recreation fields;
- g) Trailer courts in accordance with the provisions of the Lancaster County Trailer Regulations and amendments thereto;
- h) Except as provided in Section 17.031, church steeples, towers and ornamental spires which exceed the maximum district height; (Resolution No. 5408, November 19, 1996)
- i) Radio and television towers;
- j) Nursing homes when approved by the City-County Health Department;
- k) Trailers for residential occupancy when utilized in conjunction with construction of a residence and not to exceed three (3) years in duration;
- l) Wind energy conversion systems. (Resolution No. 3744A, October 5, 1982)

7.007. Parking Regulations. Accessory parking spaces shall be provided on the lot in the amount of one space for each two hundred (200) square feet of floor area in the building or buildings on the premises. Single-family residential units shall provide one parking space per dwelling unit. Multiple family dwelling units shall provide 1.5 parking spaces per dwelling unit.

7.009. Height Regulations. No building shall exceed four (4) stories nor shall it exceed fifty (50) feet in height, except as otherwise provided in Articles 15 and 17 hereof.

7.011. Sign Regulations. Signs within the "B" Business District shall be regulated in conformance with the provisions of Article 16.

7.013. Area Regulations.

- 1) Front yard: The front yard regulations are the same as those in the "R" Residential District, except that on the side street side of a corner lot, the front yard need not exceed ten (10) feet in depth;
- 2) Side yard: The side yard regulations for dwelling are the same as those used in the "R" Residential District. Where a lot is used for any of the commercial or industrial purposes permitted in the district, a side yard is not required except on the side of a lot abutting on an "R" Residential District, in which case there shall be a side yard of not less than five (5) feet;
- 3) Rear yard: The rear yard regulations for dwellings are the same as in the "R" Residential District. In all other cases a rear yard is not required except where a lot abuts an "R" Residential District, in which case there shall be a rear yard of not less than twenty (20) feet in depth;

4) Intensity of use: When a buildable lot is improved with a single-family dwelling, two-family dwelling, or a multiple dwelling or when living facilities are erected above other uses, the intensity of use regulations are the same as those required in "R" Residential District. The minimum lot width for a commercial use shall be fifty (50) feet.